



CITY OF SIMI VALLEY

Home of The Ronald Reagan Presidential Library

HOUSING POLICY
DEVELOPMENT, HCD

March 12, 2008

MAR 18 2008

Department of Housing and Community Development
Division of Housing Policy Development
1800 3rd Street, Room 430
P.O. Box 952053
Sacramento, CA 94252-2053

SUBJECT: ANNUAL REPORT ON THE PROGRESS OF THE SIMI VALLEY
GENERAL PLAN FOR 2007

Dear Sirs:

On March 3, 2008, the Simi Valley City Council directed staff to receive, file, and distribute the Annual Report on the Progress of the Simi Valley General Plan (attached) for 2007. Pursuant to California Government Code Section 65400(b), a copy of the report is being forwarded to your office.

If you have any questions concerning the report, please contact Eric Chen, Associate Planner, at (805) 583-6773.

Sincerely,

Peter Lyons, Deputy Director/City Planner
Department of Environmental Services

Attachment

cc: Director of Environmental Services
Associate Planner, E. Chen

Agenda
Item: Consent (2)
Date: 3-3-08

CITY OF SIMI VALLEY
MEMORANDUM

HOUSING POLICY
DEVELOPMENT, HCD March 3, 2007

TO: City Council

MAR 18 2008

FROM: Department of Environmental Services

SUBJECT: SIMI VALLEY GENERAL PLAN - ANNUAL PROGRESS REPORT FOR
2007

RECOMMENDATION

The Planning Commission recommends that the City Council receive and file the annual report on the status of the General Plan, and direct staff to forward copies to the California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR).

BACKGROUND AND OVERVIEW

Following the adoption of a general plan, State law requires a city's planning agency to: (1) investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan; and (2) provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The City is required to submit the report to the HCD and the OPR prior to April 1 of each year.

On February 20, 2007, the Planning Commission reviewed the Simi Valley General Plan Annual Status Report for 2007 (Exhibit 1, page 4), and voted 5-0 to recommend that the City Council receive and file the report and direct staff to forward copies to the HCD and the OPR.

FINDINGS AND ALTERNATIVES

The following information summarizes the report recommended by the Planning Commission to be received, filed, and forwarded to the HCD and the OPR.

1. Approved General Plan Amendment during 2007

The following General Plan Amendment was considered by the City Council:

General Plan Amendment 70

Applicant: Mehdi Humkar

Request: To change the General Plan land use designation from Office Commercial to Residential High on a 1.35-acre parcel located at southwest corner of E. Los Angeles Avenue and Stow Street.

Status: Approved on December 10, 2007

2. Status of General Plan Implementation Measures and Compliance with General Plan Guidelines

- A. Attachment 1 of the Planning Commission staff report (Exhibit 1, page 21) includes the current status for each of 62 General Plan Implementation Measures.
- B. Attachment 2 of the Planning Commission staff report (Exhibit 1, page 30) confirms that the City utilizes advisory guidelines developed by the OPR for the preparation and amending of the City's General Plan.

3. Housing Element Implementation

- A. The City is continuing to implement the General Plan's Housing Element through many programs and projects targeting assistance to very low-, low-, median- and moderate-income households. During the past year, ten deferred loans were funded to individuals and eight projects were completed under the Home Rehabilitation Program. Twelve First Time Home Buyer Program loans were funded and 23 new applications were received during the past year. Four housing projects, each incorporating affordable housing units, were under construction last year. These projects include: the Haven at Tapo Street senior apartments (35 affordable units), the Paseo De Las Flores senior condominiums (9 affordable units), Habitat for Humanity (3 affordable units), and Spanish Villas at the Park (4 affordable units). The Jefferson Apartment project, which was renamed to Archstone Apartments, provides 50 units for low-income households and was completed in 2007.

In addition, the City's Residential Building Permit Allocation System (RBPAS) reserves a minimum of 25 percent of the units for very low- and low-income households to encourage the development of affordable housing.

- B. Table 1 of Exhibit 1 on page 7 identifies the 2006-2014 Regional Housing Needs Assessment (RHNA) projections for Simi Valley, which were adopted by the Southern California Association of Governments (SCAG) in July 2007, and subsequently accepted by the HCD. The City complied with the 1998-2005 RHNA numbers by providing a land use inventory in the Housing Element that identified appropriately zoned sites to accommodate the previously adopted RHNA projections. The City is currently in the process of updating its Housing Element, which will incorporate the recently adopted RHNA projections. Table 1 also identifies the City's adopted housing goals, which are incorporated into the Housing Element. The housing goals were prepared based upon the number of dwelling units that were projected to be built within the City during the Housing Element cycle ending on June 30, 2005. Table 1 includes the prorated annual Housing Element goals and current RHNA projections to provide a comparison with the actual number of units completed in 2007. The table indicates that the City exceeded its prorated housing goal for the moderate- and the above-moderate-income level, but dwelling unit completions were below projections for the very low- and low-income categories.

- C. State law requires that the annual report include the number of residential building permits issued during the calendar year. Table 2 of Exhibit 1 on page 20 provides a detailed report on the number of permits issued for all residential construction during 2007. The table indicates that 180 permits were issued, including 13 for low-income and 167 for above-moderate-income households.

State law also requires that the City provide a status report on each program identified in the Housing Element, including a statement regarding the status of the program. This information is provided in pages 10-19 of Exhibit 1.

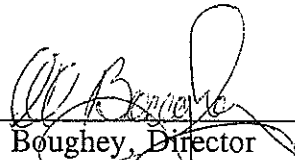
The following alternatives are available to the City Council:

1. Receive and file the annual progress report on the status of the General Plan, and direct staff to forward copies to the HCD and the OPR;
2. Instruct staff to modify the report;
3. Provide staff with further direction.

The Planning Commission recommends Alternative No. 1.

SUMMARY

As required by State law, the Planning Commission has forwarded to the City Council an annual report on the status of the Simi Valley General Plan and progress in its implementation, including the progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The Planning Commission recommends that the City Council receive and file the report and direct staff to forward copies to the California Department of Housing and Community Development and the Office of Planning and Research.



 Al Boughey, Director
 Department of Environmental Services

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Exhibit 1 – Planning Commission Staff Report of February 20, 2007

MAR 18 2008

EXHIBIT 1

PLANNING COMMISSION PACKET

SIMI VALLEY GENERAL PLAN ANNUAL PROGRESS REPORT FOR 2007

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1. February 20, 2008 Planning Commission Action Minutes Recommending Approval
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2. February 20, 2008 Planning Commission Staff Report 4

CITY OF SIMI VALLEY • MEMORANDUM

DATE: February 22, 2008
TO: City Council
FROM: Al Bougher, Director of Environmental Services
SUBJECT: PLANNING COMMISSION ACTIONS FOR THE MEETING OF FEBRUARY 20, 2008

The following is a brief summary of the actions taken by the Planning Commission at its regular meeting of February 20, 2008. All members of the Commission were present.

I. CONSENT CALENDAR

General Plan Annual Progress Report

Staff Contact: Eric Chen
 (805) 583-6773

The Planning Commission recommended that the Simi Valley General Plan progress report be forwarded to the City Council with the recommendation that it be received, filed, and forwarded to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

II. OLD BUSINESS, OTHER

Continued discussion of the proposed Simi Valley Landfill Expansion Project and the development of any additional questions that the Planning Commission recommends be addressed in the County of Ventura's Environmental Impact Report ("EIR").

Staff Contact: Lauren Funaiolo
 (805) 583-6772

The Commission asked questions of staff and Waste Management's representative, Mike Williams, and presented questions for review by the City Council.

III. NEW BUSINESS, PUBLIC HEARINGS

1. WTP-0015; Omnipoint Communications, Inc.: A request to construct a wireless telecommunications facility on the roof of Macy's Men's & Home store.

Location: 1657 Simi Town Center Way
Staff Contact: Heidi Fischer
 (805) 583-6867

This item was approved by a vote of 5-0, with Commissioner McGuigan moving for approval and Commissioner Bibb seconding the motion.

2. WTP-0007; Omnipoint Communications, Inc.: A request for a wireless telecommunications facility on the roof of an existing 55-foot high building.

Location: 1900 E. Los Angeles Avenue
Staff Contact: Vern Umetsu
 (805) 583-6391

This item was approved by a vote of 5-0, with Commissioner Mashburn moving for approval and Commissioner Dantona seconding the motion.

IV. OTHER - None

V. ORAL COMMUNICATIONS

A. STAFF

Peter Lyons, Deputy Director/City Planner, stated that the City Council has asked the Commission to consider having public access through individual e-mail accounts set up on the City's website.

Commissioners Dantona and Mashburn felt it was a good idea to be more accessible to the public and developers. Concern was expressed, and there was discussion regarding communication disclosure and distribution of e-mail attachments received prior to public hearings. Marjorie Baxter, Senior Assistant City Attorney, stated that any communication regarding a project would be required to be disclosed in summary fashion, as has been the practice. It was determined that an automatic e-mail reply could be generated if the Commissioners preferred to limit their communications to the public forum.

It was the consensus of the Commission to have a City e-mail account for the Commissioners.

B. COMMISSION - None

VI. SUMMARY

A.	Approved.....	2
B.	Denied.....	0
C.	Continued.....	0
D.	Recommended to the City Council.....	2

ADJOURNMENT: 7:58 p.m. to March 19, 2008

NOTE: The information provided in Section III and contained in Section VI. SUMMARY, line D., allows the City Council to anticipate future City Council agenda items. If not noted on line D., all items stop at the Planning Commission level unless appealed.

cc: City Manager
City Attorney
Deputy Director/City Planner
Deputy Director/Housing & Special Projects
Principal Planner (2)
Associate Planner/Special Projects
Neighborhood Council Coordinator
Administrative Secretary, D. Wright

**CITY OF SIMI VALLEY
MEMORANDUM**

February 20, 2008

TO: Planning Commission

FROM: Peter Lyons, Deputy Director/City Planner

SUBJECT: SIMI VALLEY GENERAL PLAN – ANNUAL PROGRESS REPORT FOR 2007

RECOMMENDATION

It is recommended that the Planning Commission forward the Simi Valley General Plan progress report to the City Council with a recommendation that it be received, filed, and forwarded to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) for the purpose of monitoring (by the two State agencies) the local planning activities and identifying trends in land use planning and decision making throughout the State of California.

BACKGROUND AND OVERVIEW

Following the adoption of a general plan, a city's planning agency is required by Government Code Section 65400 to:

- “(a) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or elements of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.
- (b) Provide by April 1 of each year an annual report to the legislative body, the office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:
 - (1) The status of the plan and progress in its implementation.
 - (2) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583. The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2).

- (3) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the latest version to the general plan.”

In response to the above, this report contains: 1) a review of general plan amendments approved during 2007; 2) a review of the status of measures required to implement the General Plan; 3) a review of the extent to which the approved general plan complies with the guidelines for the preparation of a general plan adopted by the State Office of Planning and Research and; 4) a discussion of the City’s progress in fulfilling its share of regional housing needs and efforts to remove government constraints to the development of housing for all income levels.

Also included in this report is information regarding the status of General Plan Implementation Measures as to:

- a) serving as a guide for orderly growth and development;
- b) serving as a guide for preservation and conservation of open-space land and natural resources; and
- c) the efficient expenditure of public funds relating to the subjects addressed in the General Plan.

1. 2007 General Plan Amendments

The following General Plan Amendment was considered by the City Council:

General Plan Amendment 70

Applicant: Mehdi Humkar

Request: To change the General Plan land use designation from Office Commercial to Residential High on a 1.35-acre parcel located at southwest corner of East Los Angeles Avenue and Stow Street.

Status: Approved on December 10, 2007

2. Status of General Plan Implementation Measures

Each General Plan element contains several implementation measures intended to achieve the element’s goals and policies. Following the adoption of the General Plan in October 1988, a list of all implementation measures was presented to the City Council in order to discuss budgetary implications and obtain City Council direction or prioritization. Attachment 1 (page 18) summarizes each of the adopted implementation measures, indicates which department has been assigned responsibility for completing the task, and describes the current status of the work program.

3. Compliance with General Plan Guidelines

The City is currently in the process of a comprehensive update of the General Plan. This update was initiated on January 22, 2007. The City anticipates adoption of the updated General Plan and Program Environmental Impact Report to occur in 2009.

The last major update of the City's General Plan was completed in 1988; however, individual elements have been revised since that time. The following is the date of the last complete review and revision for each element: Land Use (1988, with a limited statistical update in 1993); Housing (2000); Open Space (1993); Conservation (1993); Safety (1999); Air Quality (1991); Circulation (1988); Noise (1988); Recreation (1988); Community Services (1988); and Economic Development (1988).

Periodic review of the Housing Element is necessary in order to determine whether a revision is required prior to the statutory schedule, which is a five-year update cycle. However, pursuant to Government Code Section 65584.02, the Regional Housing Need Allocation process in the Southern California Association of Governments (SCAG) region must be coordinated with the Regional Transportation Plan process. Therefore, the HCD has accepted SCAG's request to extend the SCAG region's statutory due date to June 30, 2008 (instead of June 30, 2006).

When preparing a general plan or amendment, local communities are encouraged to follow the State's advisory guidelines on the content of these documents. Attachment 2 (page 27) confirms that the seven mandated elements conform to State guidelines.

4. Housing Element Implementation

This section reviews the City's progress toward the implementation of its Housing Element from January 1, 2007 to December 31, 2007, including an analysis of the City's progress in meeting the projected regional housing needs. The City's share of the regional housing need projections was published by the Southern California Association of Governments (SCAG) as a part of the Regional Housing Needs Assessment (RHNA) figures for Ventura County from January 1, 2006 to June 30, 2014. The City is in the process of preparing an update to its Housing Element, which will incorporate the new RHNA figures.

This report addresses the City's efforts in producing housing for families of all income levels, and in assisting very low-, low- and moderate-income households through the provision of new affordable apartments and townhomes, home rehabilitation loans, first time homebuyer assistance, and rental assistance for very low- and low-income residents for both senior and non-senior citizens.

City's Regional Housing Needs Assessment

SCAG is responsible for assessing and establishing housing production goals for all jurisdictions within its regional area, including the City of Simi Valley. The 2006-2014 RHNA, which was adopted by SCAG in November 2005, incorporates the City of Simi Valley RHNA projections that have been accepted by HCD. Table 1 identifies the City of Simi Valley RHNA numbers for 2006-2014, and also provides an annualized RHNA projection for 2007.

The City is required to demonstrate that there is enough land appropriately zoned to accommodate the State mandated RHNA allocation for the City during the previous Housing Element cycle. The newly adopted RHNA establishes benchmarks for the creation of a certain number of new housing units affordable to each designated income level from January 1, 2006 through June 30, 2014. The State requires that the City include its Quantified Objectives (identified in Table 1, below) in the City's Housing Element, which are self-imposed goals of what the City anticipates will reasonably be built in future years. Since the City is in the process of preparing an update to its Housing Element, the Quantified Objectives adopted by the current Housing Element have been used in this report. Table 1 also provides the actual number of dwelling unit completions for 2007.

TABLE 1
DWELLING UNIT COMPLETIONS TOWARD MEETING THE CITY'S
ANNUAL REGIONAL HOUSING NEEDS PROJECTIONS
[BASED UPON THE ANNUAL PRORATED 2006-2014 REGIONAL
HOUSING NEEDS ASSESSMENT (RHNA)]

	Very Low Income*	Low Income*	Moderate Income*	Above Moderate Income*	Total Units
City's RHNA Allocation -- Jan. 2006 - June 2014	754	605	694	1,330	3,383
Quantified Objectives (Based on the previous Housing Element Cycle)	414	254	685	3,572	4,925
Annual RHNA Goals (Based on the current RHNA allocation)	101	81	93	177	452
2007 City's Prorated Annual Quantified Objectives (Based on the previous Housing Element Cycle)**	55	34	91	476	656
Dwelling Units Completed in 2007	0	35	131	183	349

* In 2007, homes priced below \$120,000 were considered affordable to very-low income households (maximum income limited to \$43,850 for a family of four); homes priced between \$120,000 and \$220,000 were considered affordable to low-income households (maximum income limited to \$68,550 for a family of four); homes priced between \$220,000 and \$375,000 were considered affordable to moderate-income households (maximum income limited to \$95,400 for a family of four); and, homes priced above \$375,000 were considered affordable to above-moderate income households. These price estimates are based on the requirements of Section 50052.5 of the California Health and Safety Code.

** Per State law, the City's quantified objectives reflect the number of new dwelling units the City expected to build within the Housing Element cycle.

Residential construction activity was substantially lower during calendar year 2007 than in 2006, resulting in the completion of 349 new dwelling units last year versus 796 dwellings during 2006. Table 1 indicates that the City exceeded its annual RHNA projections and annual goal for moderate and above-moderate income households. There were no dwelling unit completions for very low-income households and 35 dwelling unit completions for low-income households. During 2007, 131 moderate-income units were completed, primarily as a result of the completion of the 500-unit Archstone Apartments. In the above-moderate income category, 183 new units were completed, primarily within the Big Sky development project.

State law requires that the annual report include the number of residential building permits issued during the calendar year being reported. Table 2 (page 17) provides a detailed list of the number of permits issued for all residential construction during 2007. The table identifies the number of permits issued by income category. A total of 180 residential building permits was issued in 2007. The number of permits issued included no very low-income units, 13 low-income units and no moderate-income units. The remaining 167 permits were issued for above-moderate income units.

Thirty percent of the residential building permit allocation grants are currently reserved for developers that provide a minimum of 25 percent of the units for very low- and low-income households. This incentive has encouraged the development of new affordable housing units in the City because it makes obtaining allocation grants easier for developers of very low- and low-income units.

Home Rehabilitation Projects

Home rehabilitation loans are available through the City's Home Rehabilitation Program to very low-, low- and median-income homeowners who are in need of financial assistance to make home repairs. Home rehabilitation loans are available in the following maximum amounts: 1) \$30,000 deferred loans at 2% interest rate to qualifying very low- and low-income homeowners; 2) \$30,000 direct amortization loans at 2% interest to median-income homeowners; and 3) \$10,000 deferred loans at 0% interest rate to qualifying very low, low, and median-income homeowners, for exterior improvements only.

During 2007, ten new home rehabilitation projects were funded and eight projects were completed using HOME Investment Partnership Program (HOME), Community Development Block Grant (CDBG), and Community Development Agency (CDA) funding allocations. An additional nine applications are currently being processed or are under construction.

Affordable Housing Preservation

The Housing Element indicates that the City will seek to preserve the existing affordable housing stock through the implementation of programs designed to ensure continued maintenance. In addition, the City will continue efforts to identify those units that are potentially at risk of losing affordability through the next Housing Element cycle ending in 2013. Recorded affordability covenants on the Meadowood Apartments expired in February 2007. The project provided 14 very low- and 50 low-income units. Attempts to negotiate an extension of the term of the Affordable Housing Agreement with the property owner were not successful. The Affordable Housing Agreement for the 54-unit Rancho Corales Apartment expired in June 2007. That project reserved 33-units for median-income households and 21-units for moderate-income households. Since the Rancho Corrales Apartments rent limits permitted rental rates that were close to market, an extension of the Affordable Housing Agreement was not pursued.

Other Affordable Housing Programs

The City's First-Time Homebuyer Assistance Program (Program) provides down payment assistance up to a maximum of \$100,000 for low-income, \$75,000 for median-income and \$50,000 for moderate-income homebuyers. During the past year, 12 first-time homebuyers purchased homes under the Program and 23 new applications were received.

Additionally, the City continued its participation in offering first-time homebuyers assistance through the Ventura County Regional Mortgage Credit Certificate (MCC) Program. Under the MCC Program, low- and moderate-income households are assisted by providing a federal income tax credit of up to 20% of the annual interest paid on their home mortgage. This tax credit is subtracted directly from the homeowner's federal tax liability. As a result, the buyer's net income after taxes is increased, thereby increasing the buyer's capacity to qualify for a mortgage loan. Although 14 MCC Program loans were issued countywide last year, none of those loans were for Simi Valley purchases. However, it is anticipated that participation in the MCC Program may increase in the future since home prices continue to fall.

The Senior Rent Subsidy Program is an ongoing program designed to provide rental assistance payments for up to 41 seniors on the Section 8 program waiting list. During 2007, an average of 25 senior households received assistance under the program because of a significant infusion of additional funding of the Section 8 program by the federal government that allowed all Simi Valley senior citizens on the waiting list to receive Section 8 vouchers. The Program is funded through State HOME program income and CDA Housing Set-Aside funds. In addition, the Area Housing Authority of Ventura County (AHA) provides Section 8 rental assistance payments to very low-income households within the City.

The Mobile Home Rent Subsidy Program For Seniors provides rental assistance to very low- and low-income senior households affected by space rent increases in the City's mobile home parks that are regulated by the City's Mobile Home Rent Mediation Resolutions. The Program provides assistance with space rent increases to very low- and low-income seniors living in mobile home parks who are paying over 30 percent of their adjusted monthly income for housing expenses. By December 2007, 482 senior households were assisted during the program year within three mobile home parks.

The Security Deposit Assistance Program provides up to \$1,200 to help very low-income households within the City who are receiving rental assistance through the Section 8 program administered by the Area Housing Authority or the City's Senior Rent Subsidy Program. The Program was set up to offset increased security deposit costs upon lease renewal for existing residents or for new residents moving into Simi Valley that could not pay the entire security deposit. During 2007, nine families were assisted with the total expenditure of \$7,061.

The Eviction Prevention Program provides up to \$1,200 to help very low-income households within the City avoid eviction or foreclosure. The program was established to help very low-income households stay in their home and reduce the potential for families and individuals to become homeless. Fourteen households received assistance through the Program during 2007, with the total expenditure of \$11,005.

Standards and Provisions for Future Residential Development

All housing developments are reviewed to determine consistency with the City's Development Code and General Plan requirements, which helps to ensure orderly and efficient growth patterns within the community. The General Plan preserves open space and natural resources within the community by identifying areas suitable for development, and by designating over 31,000 acres of land as open space. New housing, including affordable housing, is approved for development in areas that are either already served or are proposed for development with infrastructure and utilities to ensure that an efficient expenditure of public funds is achieved.

Status of Housing Element Programs

State law requires that the City provide a status report on each program identified in the Housing Element. Each program is listed below followed by a statement regarding the status of the program:

1. **Action:** Continue to implement the City's density bonus program, which allows for a 25 percent density bonus above the maximum units allowed by the General Plan top of the development range. The City will continue to require that applicants receiving density bonuses or equivalent incentives enter into affordable housing agreements with the City, which prescribe the selling price or rental structure, dwelling unit mix, tenure, and resale controls. Schedule: Ongoing.
Status: The City continues to implement the density bonus program and requires that all projects that receive a density bonus provide affordable housing units or other incentives as required by State law. The Paseo De Las Flores and Simi Valley Investments affordable projects have recently been approved and/or are being developed under this program.
2. **Action:** Continue to implement (in conjunction with Action 1) the density bonus program for affordable senior citizen housing units. When providing housing subsidies or density bonuses for senior housing, first priority will be placed on units, which benefit very low-income households. Schedule: Ongoing.
Status: The City continues to implement the density bonus program for affordable senior units. The 36-unit Paseo de Las Flores senior condominium project and the Haven at Tapo Street senior apartment project, which are currently under construction, were approved under this program.

3. **Action:** Continue to utilize the City's General Plan and Development Code, in conjunction with the potential housing sites inventory, to identify adequate, suitable sites for the construction of new housing, reflecting a variety of housing types and densities. Schedule: Ongoing.
Status: The City continues to identify potential vacant or underdeveloped sites suitable for the construction of a variety of housing types and densities.
4. **Action:** Continue to use zoning and other land use controls to ensure the compatibility of residential areas with surrounding uses. Schedule: Ongoing.
Status: The City's development review process continues to ensure that proposed land uses will be compatible with surrounding uses.
5. **Action:** The City will continue to encourage the establishment of emergency shelters and transitional housing targeted for the use of Simi Valley residents by coordinating with and providing financial assistance to local and regional agencies. Furthermore, the City shall retain the Development Code provisions to allow emergency shelters and transitional housing in residential areas, but shall discourage their concentration in any one area of the City. Schedule: Ongoing.
Status: The City continues to actively support the Samaritan Center, which is a local drop-in center serving the homeless in Simi Valley. The City has also established a Homeless Task Force that coordinates efforts with several non-profit and public agencies that provide homeless services including emergency shelters throughout Ventura County.
6. **Action:** The City will continue to implement First-Time Homebuyer Programs, which are funded through mortgage revenue bonds, HOME and CDA Housing Set-Aside funds. Schedule: Ongoing.
Status: The City continues to actively promote the First Time Homebuyer Assistance Program and has expanded the Program to provide assistance to moderate-income homebuyers.
7. **Action:** Evaluate the implementation of transfer of development rights based on the following guidelines:
 - (a) The combined total number of residential units to be considered as a single development proposal. The secondary site, which is proposed to receive the transferred development rights, must be identified and a planned development application submitted with the primary request. Both sites are to be posted and public notices sent to adjacent property owners at the time of project review.
 - b) The transfer of development rights to the secondary site may not result in a density on the site greater than that authorized by the top of the bonus range land use designation of the General Plan.
 - c) Construction of the affordable units on the primary and secondary sites must occur proportionally to the construction of the market rate units on each such site. Schedule: 2003.**Status:** This program continues to be available. However, no developers have submitted projects designed to utilize the transfer of development rights program.

8. **Action:** Continue to participate in and support the Area Housing Authority of Ventura County's attempts to secure additional Section 8 rental assistance for Simi Valley residents. Schedule: Ongoing.
Status: The City has continued to actively support the Area Housing Authority's Section 8 Program and has submitted letters of support for additional funding when requested. The City is represented by two volunteers, appointed by the City Council, who serve on the Area Housing Authority Board.
9. **Action:** Continue to implement the City's Senior Rent Subsidy program, which is designed to provide rental assistance to very low-income Simi Valley seniors awaiting HUD Section 8 Assistance. Schedule: Ongoing.
Status: The Senior Rent Subsidy Program provides rental assistance payments to Simi Valley seniors who are on the Area Housing Authority's Section 8 waiting list. The City provided rental assistance to an average of 25 seniors per month during 2007. Funding is available to assist up to 41 seniors per month.
10. **Action:** Amend the City's Affordable or Senior Housing Incentive Program Manual to establish procedures to address any potential displacement of very low- and lower-income residents from assisted housing units that may convert to market rate housing in the future. Schedule: 2003.
Status: Section VII. B.1 of the Program Manual was amended in 2005 to indicate that developments must comply with State and Federal law in the event of any owner or tenant displacement.
11. **Action:** Work with local lending institutions in identifying lending opportunities for the construction, rehabilitation and/or purchase of housing affordable to low- and moderate-income households, as a means for the institutions to fulfill their obligations under the Federal Community Reinvestment Act. Schedule: Ongoing.
Status: The City has worked with local lending institutions involved in financing proposed affordable housing projects in the community. The City has required that recorded affordable housing covenants not be subordinate to any monetary liens to ensure that the affordability covenants survive foreclosure.
12. **Action:** Continue to offer the deferral of development fees for proposed housing units affordable to very low- and lower-income households. In addition, certain fees associated with the processing of development applications with affordable housing agreements may be reimbursed to the applicant. Schedule: Ongoing.
Status: The City routinely offers financial incentives in the form of low- or no-interest loans in exchange for the development of new affordable housing units. These loans are typically used to pay for development fees associated with the construction of affordable housing projects.

13. **Action:** Continue to encourage the use of innovative land use techniques and construction methods, e.g., clustering of units, density transfers, zero lot line development, etc., to minimize housing development costs. Schedule: Ongoing.
Status: The City has continued the use of clustering of units, density transfers and zero lot line development to minimize housing development costs, such as in the Paseo De Las Flores senior condominium project, which is currently under construction.
14. **Action:** Continue to use financial incentives in the form of mortgage revenue bonds for new affordable housing construction. Schedule: Ongoing.
Status: The City has continued to use mortgage revenue bonds as a source of funds for new affordable housing construction. The most recent examples include the Hidden Valley and the Vintage Paseo apartment projects.
15. **Action:** Continue to promote the use of below market interest rate mortgage programs operated by the California Housing Finance Agency (CalHFA) as a means to facilitate the construction of new, affordable housing for moderate-income households. Schedule: Ongoing.
Status: The City has funded several First Time Homebuyer Assistance Program loans through the CalHFA loan program and continues to promote that loan program.
16. **Action:** Support the efforts of non-profit organizations and private developers to obtain State and/or Federal funds for the construction of affordable housing for lower-income households. Schedule: Ongoing.
Status: The City actively supports the actions of developers to obtain State and/or Federal funds to build affordable housing projects. A recent example of a project that has received City support through the review and submittal of a State tax credit application is the Haven at Tapo Street senior apartments, a 36-unit complex that is currently under construction.
17. **Action:** Continue to pursue the following actions to ensure the preservation of affordable priced housing units:
 - (a) Adopt affordable housing agreements and establish deed restrictions on new rental and owner occupied affordable units to ensure their continued affordability;
 - (b) Identify units at risk of losing affordability on an annual basis;
 - (c) Consider the renegotiation of affordable housing agreements that are identified at risk of losing their affordability. Schedule: Ongoing.**Status:** The City routinely records deed restrictions to ensure that new affordable rental housing agreements are available for a minimum of 55 years and for-sale affordable agreements are to remain affordable for a minimum of 45 years. The City provides for the annual monitoring of affordable apartment units and identifies units at risk of losing affordability.

18. **Action:** Continue to publicize and provide financial assistance in the form of low interest and deferred payment loans or subsidies to “write down” the prevailing interest rate on private loans for the rehabilitation of residences owned and/or occupied by very low-, lower- and median-income households. Schedule: Ongoing.
Status: The City maintains an active Home Rehabilitation Program that offers very low interest rates and deferred payment loans to very low-, low- and median-income households. Loan “write-down” subsidies are available to income-eligible mobile home owners.
19. **Action:** Invest, directly initiate, and/or sponsor programs, which provide needed construction and maintenance of infrastructure in support of housing. Schedule: Ongoing.
Status: The City has continued to make public infrastructure repairs or improvements within identified low-income neighborhoods using funds provided through the CDBG Program.
20. **Action:** Establish procedures to permit the relocation of existing affordable housing units from one area within the City, or from outside the City, to another area within the City. Schedule: 2003.
Status: The City has collected information regarding relocation requirements. A formal relocation plan will be completed upon receipt of a proposal that will result in the need to relocate people due to redevelopment activities.
21. **Action:** Continue to support the activities of the Mobile Home Rent Mediation Board in resolving disputes between mobile home park residents and management and implementing guidelines for reasonable rent increases. Schedule: Ongoing.
Status: The Mobile Home Rent Mediation Board has continued to hold hearings to review proposed rent increases when requested by mobile home park residents. No rent mediation hearings were required during 2007.
22. **Action:** Continue to monitor housing conditions throughout the City, while periodically (i.e., every five years) conducting formal housing condition surveys. Schedule: 2005.
Status: A formal housing condition survey was not completed in 2005, but is anticipated for completion in 2008.
23. **Action:** Continue to provide information and technical assistance to local property owners regarding housing maintenance. Schedule: Ongoing.
Status: The City’s Home Rehabilitation Coordinator routinely provides technical assistance to local property owners regarding housing maintenance. The City’s Building and Safety, Planning, and Housing & Special Projects Divisions participated in the City’s annual Street Fair in 2007 by setting up a booth to provide public information regarding building codes and building maintenance.

24. *Action:* Avoid displacement of residents in carrying out CDBG, HOME or CDA-funded activities, whenever possible, or otherwise provide appropriate relocation assistance. Schedule: Ongoing.
Status: No displacement of residents has occurred. Therefore, no relocation assistance has been required.
25. *Action:* Utilize the development review process to incorporate energy conservation techniques into the siting and design of proposed residences. Schedule: Ongoing.
Status: The City's Residential Building Permit Allocation System continues to provide incentives for developers who incorporate energy conservation elements into their projects that exceed minimum Title 24 energy requirements.
26. *Action:* Continue to require that all new residential development comply with the energy conservation requirements of Title 24 of the California Administrative Code. Schedule: Ongoing.
Status: This is a Building & Safety Division requirement for all new residential projects in the City.
27. *Action:* Continue to allow energy conservation measures as improvements eligible for assistance under the City's residential rehabilitation program. Schedule: Ongoing.
Status: The City's Home Rehabilitation Program routinely provides for the installation of energy conserving home improvements, such as upgraded attic insulation, retrofit dual pane windows, and energy efficient HVAC upgrades.
28. *Action:* Assist in distributing information to the public regarding free home energy audits and other programs available through local utility providers. Schedule: Ongoing.
Status: The City's Home Rehabilitation Coordinator routinely provides this information to homeowners.
29. *Action:* Periodically reexamine the zoning ordinance (i.e., every five years) for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations. Schedule: 2000-2002.
Status: The City's Development Code has been updated with consideration given to reducing housing construction costs without sacrificing basic health and safety considerations.
30. *Action:* Periodically reexamine the City's development fees and dedication requirements to ensure that they are in the range of similar service costs in surrounding communities. Defer fees for projects, which contain units for very low- or lower-income families. Schedule: 2000, 2002, and 2004.
Status: City fees are re-evaluated every two years. Development fees for very low and low-income housing projects are frequently paid through low or no-interest City/Agency loans. Park District fees for very low and low-income units are substantially reduced.

31. **Action:** Consider amending the City's General Plan to permit multi-family residential development on vacant or underdeveloped commercial parcels, which are compatible with residential uses. Schedule: 2003-2004.
Status: During 2007, the City approved a General Plan Amendment to amend the Commercial Office land use designation of a 1.35-acre parcel to Residential High, which will allow for the development of 16 townhomes, including four moderate-income units. A mixed-use overlay zone was added to a portion of the City's Tapo Street overlay zone area, to allow the development of 72 townhomes and 36 apartments to this otherwise commercially zoned area. A component of this project was a General Plan Amendment to allow the mixed-use overlay to be compatible with the City's District Commercial land use designation.
32. **Action:** Consider the purchase of land (land banking) for the development of affordable housing when the opportunity to purchase land becomes available. Schedule: 1998-2005.
Status: The City purchased a six-acre parcel of land and subsequently sold the property to a developer who is now building an affordable 36-unit senior apartment project on a portion of the site. The City continues to actively look for property that could potentially be purchased to facilitate the development of affordable housing.
33. **Action:** Continue to implement an expedited development review process, which includes pre-application review and providing project applicants with pertinent information regarding the various steps required to be completed in the review process and the time frame for their completion. Schedule: Ongoing.
Status: The City continues to expedite the development review process for affordable housing projects and has amended the Residential Building Permit Allocation System to allow projects that provide a minimum 25% affordable component to immediately receive building permit allocations upon project approval.
34. **Action:** Retain the Manufactured Home Overlay Zone that permits locating mobile homes certified under the National Mobile Home Construction and Safety Standards Act of 1974 on single-family residential lots. Schedule: 1998-2005.
Status: No Manufactured Home Overlay Zone exists at this time. However, the City now permits manufactured homes on any land zoned for single-family development as long as the homes meet the City's adopted residential development standards.
35. **Action:** Continue the program to allocate funds to defray the cost of land and/or required off-site improvements for very low- and lower-income housing projects. Schedule: 1998-2005.
Status: The City routinely provides low- or no-interest loans for developers of very low- and low-income housing that are used to pay for land costs.

36. **Action:** Continue to support services to the homeless such as the Public Action to Deliver Shelter (PADS) program, which provides meals and shelter to the homeless, as well as to other community churches and public service organizations that provide transitional housing, meals, other services to the homeless. Schedule: 1998-2005.
Status: The City's Community Services Specialist in the Community Services Department provides information to the public regarding the status of the PADS program and other resources that are available to assist homeless persons.
37. **Action:** Review and revise, as necessary, the Residential Building Permit Allocation System to ensure that senior and affordable housing projects continue to be prioritized within the system and that they are eligible to receive 30 percent of all available building permits. Also, periodically evaluate persons per household calculations to reflect the most current demographic information available to the City. Schedule: 2000; 2002; 2004.
Status: The Residential Building Permit Allocation System (RBPAS) was amended in 2003 to give priority to projects that reserve 25% or more of the dwelling units for sale or rent to very low- and/or low-income households. The RBPAS was also updated to reflect current demographic information.
38. **Action:** Continue to evaluate the City's overall residential development to ensure adherence to the policy directing development toward an overall 80 percent single-family/20 percent multifamily, as well as monitor the City's continued ability to satisfy its share of the regional housing needs. In addition, review, as part of the 2002 General Plan Update, the policy and its potential effects beyond the year 2005. Schedule: 2002.
Status: The City periodically reviews the status of the mix of single-family versus multifamily units in the City, and annually evaluates the City's progress in meeting its share of the regional housing needs as part of the annual report on the General Plan. The 80/20 policy will be reviewed as part of the recently initiated 2007-2009 General Plan Update.
39. **Action:** Continue to provide outreach material on state and federal fair housing laws and direct complaints of housing discrimination to appropriate enforcement agencies (i.e., State Department of Fair Employment and Area Housing Authority of Ventura County). Schedule: Ongoing.
Status: The City maintains a contract with the Fair Housing Council of the San Fernando Valley, to provide fair housing counseling and referral services to local residents. The Fair Housing Council periodically conducts informational workshops in the community and provides literature to those who attend the workshops. The City also provides fair housing brochures at the public information counter, incorporates the fair housing logo on its housing program brochures, and requires affordable housing developers to provide fair housing information to individual clients.

40. **Action:** Continue to allow the removal of architectural barriers with funding from the City's residential rehabilitation program in order to provide barrier-free housing for handicapped or disabled persons. Schedule: Ongoing.
Status: The City offers low interest loans to Home Rehabilitation applicants that can be used to provide improvements to remove architectural barriers for handicapped or disabled persons.
41. **Action:** Enforce the handicapped accessibility requirements of federal fair housing law that apply to all new multi-family residential projects containing four or more units. Schedule: Ongoing.
Status: The City's Building & Safety Division enforces the handicapped accessibility requirements that apply to new multi-family residential projects in the City. The City requires residential rental projects and senior for-sale projects to include adaptable and universal design features.
42. **Action:** Process and approve requests for the establishment of residential care facilities, in accordance with Section 1566.3 of the Health and Safety Code, as a means of providing long-term transitional housing for very low-income persons. Schedule: Ongoing.
Status: The City has not received any application to develop such facilities.
43. **Action:** Continue to implement a fair housing outreach program to disseminate fair housing information through literature, public presentations, and training of City staff. Schedule: Ongoing.
Status: The City maintains a contract with the Fair Housing Council of the San Fernando Valley, to provide fair housing counseling and referral services to local residents. The Fair Housing Council periodically conducts informational workshops in the community and provides literature to those who attend the workshops. The City also provides fair housing brochures at the public information counter, incorporates the fair housing logo on its housing program brochures, and requires affordable housing developers to provide fair housing information to individual clients.
44. **Action:** Give preference or priority to proposed projects containing three or four bedroom units in any future issuance of mortgage revenue bonds for the development of affordable multi-family housing. Schedule: Ongoing.
Status: The City continues to encourage developers to provide affordable three and four bedroom units.
45. **Action:** Continue to update elements of the General Plan, as needed. Simi Valley updated the Land Use Element of its General Plan in 1988. The next revision to the Land Use Element has not yet been determined. Schedule: To commence in 2002; to be completed by 2004.
Status: The City is preparing a comprehensive update to its General Plan, which began in 2007 and is expected to be completed in 2009.

46. **Action:** Continue to implement the City's affordable housing requirement within specific plan areas, which requires a "fair share" allocation of affordable units within those areas of a proposed specific plan where high or very high residential densities are proposed and are found to be appropriate. Affordable units are to be designated for very low- and low-income households. The affordable units shall be calculated according to the following formula:

$$\frac{\text{PROJECTED POPULATION OF SPECIFIC PLAN}}{\text{PROJECTED CITYWIDE POPULATION AT BUILDOUT}} \times \text{TOTAL FAIR SHARE ALLOCATION} = \text{NO. OF AFFORDABLE UNITS REQUIRED IN SPECIFIC PLAN}$$

The affordable units resulting from the application of this formula are to be included as a portion of the total specific plan allocation. Schedule: 1998-2005.

Status: There have been no specific plan areas recently developed in the City that incorporated either high or very high residential densities.

47. **Action:** Update the Housing Element every five years to comply with changes in State law. Schedule: 2000; 2003.

Status: The Housing Element update is to be completed in conjunction with the General Plan update that began in 2007.

TABLE 2
RESIDENTIAL BUILDING PERMITS ISSUED IN 2007

Housing Development Information				Housing with Financial Assistance and/or Deed Restrictions				Affordable Housing With No Financial Assistance or Deed Restrictions	
Project	Unit Type	Units	Renter/ Owner	Affordability Level			Total	Type of Assistance	Deed Restriction Only
				Very Low	Low	Mod.			
Custom Homes	SFD	8	O				8		8
Mfg. Homes	MH	0	O				0		
Second Dwellings	SU	1	R				1		1
Larwin*	SFD	48	O				48		48
Haven at Tapo St	5 +	20	O				20		20
Sienna Residential	SFD	8	O				8		8
Simi Valley Inv.	2-4 5 +	38	O		4		34		38
Simi Valley Inv.	SFD	9	O				9		9
Standard Pacific (Big Sky)	SFD	12	O				12		12
Stearns LLC	2-4 5 +	36	R		9		27		36
Total				0	13	0	167		180

* Townhomes on Heywood Street

GENERAL PLAN IMPLEMENTATION MEASURES

PROJECT STATUS DECEMBER 2007

PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Consistency Zoning	ES-1	Develop a new 8 1/2 x 11 format for the Zoning Maps and revise the maps to reflect land use changes resulting from the 1988 update of the General Plan.	Complete
New Park Zone	ES-1	Work with the Rancho Simi Recreation and Park District to develop a new park zone.	Item added to scope of work for the next General Plan Update at the July 17, 2006 City Council meeting.
Air Quality Element	ES-2	Adopt an Air Quality Element for the General Plan.	Complete. Adopted April 1991.
Safety Element	ES-3	Adopt updated technical standards for the seismic portion of the Safety Element.	Complete. Adopted July 20, 1992. Revised July 26, 1999.
Kadota Fig	ES-4	(1) Conduct a survey of the Kadota Fig Area to determine appropriate land uses for the area; and (2) Adopt a Specific Plan(s) for the Kadota Fig Area.	Complete. City Council adopted Southeast Kadota Fig Specific Plan on December 9, 1996.
Data Collection Program	ES-5	Establish a program to organize and coordinate the ongoing land use/housing data collection efforts of the Department of Environmental Services.	On-going. To be coordinated with other Division/Departments.
Prescreening Review Process	ES-6	Revise the General Plan Amendment application procedure to ensure that the process provides for pre-screening of amendments in order to expedite the General Plan Amendment review process.	Complete. Pre-screening process approved by the City Council July 1989.
Review of Industrial Projects Near Residential	ES-8	Provide for additional project review and higher development standards for all industrial uses located near residential areas. (Overlay designation or amendment to existing zones.)	Deleted by City Council.
Noise Ordinance and Vibration Standards	ES-7 ES-10	Develop and adopt a Noise Ordinance which specifies acceptable limits of noise for land uses throughout the City. The ordinance should address mobile as well as stationary sources and nuisance noise. Revise Development Code and review process to include study of vibration impacts in new developments.	Complete. Changes to Municipal Code adopted on January 24, 2000.
Feasible Noise Mitigation	ES-9	Identify areas which do not currently meet acceptable exterior noise level standards and identify feasible means of obtaining acceptable levels.	Deferred. Per Council budget action, June 1992.
Development Code Changes	ES-11	Revise Development Code to: 1) reflect changes in terminology such as Target Density to Development Range, the use of Bonus Range, and Intermediate to Moderate; 2) reflect the new Commercial Land Use Designations: Neighborhood, District, and Regional Commercial; 3) revise Commercial Recreation Zone to reflect low intensity uses; 4) revise all commercial zones to incorporate new FAR standards; and 5) reflect changes in Business Park and Light Industrial definitions and incorporate new FAR standards.	Complete. Items 1 & 2 completed in 1989. Remaining items part of Z-S-430 adopted by City Council in March 1994.

PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Commercial Development Standards	ES-12	Revised Section 9-1.1103(c) of the Development Code to provide for separate development standards for older commercial areas undergoing redevelopment.	Complete. Approved by City Council November 1991.
Hazardous Materials Notice	PW (formerly ES-13)	Comply with federal and state regulations requiring commercial and industrial producers, users, and transporters of hazardous materials to post notice on buildings, storage facilities and vehicles.	Complete. Incorporated in City's Hazardous Materials Management Plan.
Flood Hazard Overlay Zones	ES-14	Add Flood Hazard Overlay Zone to the Development Code and appropriate sites (when information becomes available).	Complete. Ordinance approved by Council Sept. 1991. Areas shown in new Safety Element.
Reduce Personal Auto Use/Encourage Alt. Trans. Means	ES-15	Develop a public education program dealing with alternative transportation sources and restrained use of the automobile to help alleviate air pollution and traffic congestion.	Project deferred.
Solid Waste Recycling Program	CS (formerly ES-16)	Encourage the recycling and separation of solid waste materials.	Completed. Superseded by City's solid waste recycling program which is ongoing.
Community Facilities Funding/Fee Study	CM (formerly ES-17)	Research a potential fee system for the establishment of community activity facilities.	Ongoing. Per Council action, October 20, 2003, a regional shopping center is undergoing development at the northeast corner of First St. and the 118 Freeway. Site was previously approved for use of CDA property as the interim fairgrounds location.
Transportation System Management Ordinance	ES-18	Develop and adopt an ordinance requiring all employers of 100 or more employees to develop transportation management plans.	Complete. Superseded by APCD Rule 210.
Scenic Roadway Standards	ES-19	Revise the Development Code to include design standards for projects adjacent to scenic roadways.	Guidelines for signs adjacent to scenic roadways presented to the Planning Commission for discussion in June 1999. Not part of new development code.
Recreational Use of Flood Channels Study	ES-20	Work with the Rancho Simi Recreation and Park District and the Ventura County Flood Control District to investigate ways that flood control rights-of-way may be used for recreational purposes.	Completed. The Arroyo Simi visioning study was completed on October 2007. A master plan for the implementation of the Visioning Study may become the next step for making the Arroyo a recreational amenity.
Trail Dedication Criteria	ES-21	Revise development criteria to require the dedication of right-of-way or public easements and improvements (where applicable) for the ultimate development of the master trail system.	Item to be re-considered during the next General Plan Update.
Park Dedication Standards for Seniors	ES-22	Revise Municipal Code to allow for waiver or reduction of park dedication fees for senior, market rate and affordable housing projects.	Project complete per update of Park Dedication Fees, February 1998.

PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Condominium Conversion Ordinance	ES-23	Amend the Development Code to regulate condominium conversions.	On September 26, 2005, the City enacted a moratorium on condo conversions to provide time to further analyze the effects of the conversions on the community.
Development Rights Transfer Ordinance	ES-24	Add provisions to the Development Code to regulate Transfer of Development Rights (TDR) process.	Deferred. Per Council action July 20, 1992. Not part of new development code.
Emergency Shelter Zone Ordinance	ES-25	Modify the Development Code to designate zones for emergency shelters and transitional housing.	Complete. Approved by Council November 1991.
Street Tree Master Plan and Ordinance	PW (formerly ES-26)	Adopt a master plan for street trees which categorizes all existing trees, makes recommendations for replacements and establishes criteria for areas of future conservation. Amend the SVMC to require compliance and eliminate obsolete provisions.	Transferred to Public Works/ Maintenance; ongoing, tree inventory presently underway for use in future development of a street tree master plan.
Tree Preservation Ordinance Amendment	ES-27	1) Revise the Tree Preservation Ordinance to require a permit for removal of mature trees from vacant or underdeveloped property; and 2) Incorporate provisions into the Landscape Manual.	Complete. Council approved revised ordinance January 1992. A later amendment was approved in December 1999.
Reclamation Plan Requirement Ordinance	ES-28	Amend the Development Code to require reclamation plans for resource extraction industries and landfills.	Deleted. City has no extractive industries and the landfill (which is not within the City) is already so conditioned.
Wildlife Corridor Protection Study	ES-29	Identify all potential wildlife corridors and adopt measures to protect them.	Complete. Approved by Council December 1993.
Landscape Design Manual	ES-30	1) Develop a Landscape Manual for the review of public and private projects; and 2) Relocate existing SVMC and other landscaping standards to the manual.	Complete. Landscape Design Guidelines adopted by City Council in October 2001.
Prohibition of Mini-Malls	ES-31	Amend zoning ordinance to restrict multiple tenant retail centers on former service station sites or other remnant parcels less than one acre in size.	Complete. Approved by Council November 1991.
Overlay Zone for Multi-Parcel Review	ES-32	Amend the zoning map to reflect those multiple parcel areas which need a plan of overall development to assure adequate review occurs.	Project inactive. Capability for multi-parcel review established through conditional designations in General Plan Appendix C or Municipal Code 9-20.050 - Conditional Zoning.
Roof Top Equipment Standards	ES-33	Amend the Development Code to adopt standards concerning the screening of rooftop equipment.	Complete. Approved by Council November 1991.
Freeway Corridor Roof Design Standards	ES-34	Adopt design guidelines to regulate roof design for structures within the freeway corridor.	Complete. Approved by Council November 1991.

PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Review of 1-4 Unit Projects	ES-35	Revise the Development Code to require an administrative planned development permit for proposed residential projects of four or fewer units to ensure compatibility with existing neighborhoods.	Complete. Adopted within new Development Code. January, 2006.
Standards for Oil Pumping	ES-36	Re-examine Section 9-1.706 of the Development Code to ensure that adequate development criteria exists for the separation of oil pumping, storage, and processing facilities from residential areas.	Complete. Approved by Council November 1991.
Land Development Manual	ES-37	Develop and adopt a new Land Development Manual which includes policies and standards for the design and development of infrastructure improvements associated with the development or redevelopment of property, including circulation, drainage, utilities and funding mechanisms.	Deferred. Per Council budget action June 1992.
Solar Energy Design Standards	ES-38	Prepare a list of design features to be used in evaluating proposals to achieve reductions in energy use via active and passive solar design.	Complete. New standards related to the Permit Allocation System adopted by the Council in May 2002.
Residential/Commercial Mixed Use Design Standards	ES-39	Develop zoning standards by which a residential/commercial project can occur on a case-by-case basis in certain commercial zones.	Complete. Z-S-594 and GPA-68 established the mixed-use overlay zoning designation and its consistency with the General Plan. October, 2005.
Air Quality Guidelines Air Qual. Elem. XII-A	ES*	Develop and implement guidelines for preparation of air quality impact analyses. Guidelines shall be utilized to estimate emissions from projects and to guide the development of trip reduction plans and other air quality mitigation measures.	Deleted. Superseded by County Air Pollution Control District October 2003 Guidelines.
Transit or Commuter Connection Points Air Qual. Elem. XII-N	ES*	Designate areas throughout the city for transit or commuter connection points.	Transit revised its route structure in 2005 to ensure that all routes connect at the Civic Center site, the Town Center, and the Los Angeles Avenue/Yosemite Avenue area to facilitate transfers between routes.
Truck Load Cover Ord. qual. Elem. XII-M	ES*	The City shall investigate the adoption of an ordinance requiring that trucks hauling dirt, sand or gravel on City streets include load covers.	Deleted. Superseded by changes to State Vehicle Code.
Fault Hazard Zone Ord. Safety Elem. VIII-G	ES*	Develop and adopt an ordinance specifying the required setbacks of development from the Simi-Santa Rosa, Santa Susana, or other active or potentially active faults outlining hazard zones around faults and specific restrictions on development in these zones.	Project complete. Appropriate setbacks specified by City's Geotechnical guidelines and State law.
Inundation Map/Plan For Las Lajas Dam Safety Elem. VIII-MM	ES*	The City should encourage County and State officials to complete, review, and approve the inundation map and emergency evacuation plan for the Las Lajas Dam as required by Code 8589.5 of the State Emergency Services Act.	Inundation Map(s) under review by the State of California Division of Safety of Dams.
Dam Inundation Area Development Ord. Safety Elem. VIII-NN	ES*	The City should adopt an ordinance outlining the type and density of new development in potential dam inundation areas.	Complete. Safety Element Policy VIII-3.7 revised on July 26, 1999.

* Items added after initial establishment of priority list.

PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Household Hazardous Waste Programs	PW (formerly CS)	Establish household hazardous waste collection program.	Ongoing/complete. Collection program has been implemented.
Household Hazardous Waste Programs (for recyclables)	PW (formerly CS)	Establish permanent recyclable hazardous waste collection facility.	Ongoing/complete. Collection program has been implemented.
Traffic Improvement Plan	PW-1	Develop and adopt a traffic improvement plan.	Complete. Traffic Impact Fee and Project List adopted in 1991. Plan implemented via Streets and Roads Five-year Expenditure Program contained in the annual City budget.
Traffic Management Devices	PW-2	Secure state-of-the-art traffic management devices such as synchronized traffic signals and computerized ramp meters.	Ongoing. 58 traffic signals have been interconnected, with additional expansions planned. Ramp metering signals are in place on all freeway on-ramps. Eastbound ramp signals are in operation for the morning and evening peak hours. Recently implemented traffic signal synchronization system along the following arterials: Madera, First, Erringer, Cochran and Los Angeles.
Public Works Standards	PW-3	Update Public Works Standards, including standards for hillside roadways, rural areas, private roadways, and private driveways.	Ongoing. This process will look at all standards including land use, roads, water, sewer, storm drain, etc.
Base Maps	PW-4	Update of City base maps.	Ongoing. Certain land divisions, and infrastructure have been entered into the City's GIS program. Public Works is available to assist the Environmental Services Department on an as-needed basis.
Traffic Funding Program	PW-5	Adopt a traffic-funding program that will identify funding sources to construct the improvements in the traffic improvement plan.	Complete. Traffic Impact Fee adopted in 1991 in conjunction with other sources of revenue is incorporated into the annual City budget as the current traffic-funding program.
Transportation Noise Mitigation Funding Program	PW-6	Establish a transportation noise mitigation measure-funding program to implement feasible noise mitigation measures for noise sensitive areas.	See ES-9.
Tanner Plan	PW-7	Implement the policies and programs of the Hazardous Materials Management Plan adopted April 15, 1992.	1. Business Tenancy Certificate (BTC) Program is Ongoing. 2. Data Management - Access database program is continuing to run smoothly. Records are routinely crosschecked with EHD database available via the Internet. 3. Inter-agency Referrals are integrated with Environmental Compliance response.

PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Tanner Plan (continued)	PW-7		<p>4. Citizen Referrals are Ongoing/Complete. Staff attends monthly County Environmental Crimes Task Force meetings.</p> <p>5. GIS - Photomapper software is installed and in use.</p> <p>6. Waste Minimization - Ongoing/Complete. Waste minimization strategies are incorporated in routine Environmental Compliance inspections.</p> <p>7. Inspections - Ongoing and coordinated with appropriate external agencies as needed.</p> <p>8. Training - Annual HAZMAT certification scheduled for October.</p> <p>9. Emergency Response Plan and Emergency Services Coordinator support - Environmental Compliance Program Coordinator/HAZMAT Continues as a Technical Specialist in the City's Incident Command structure.</p> <p>10. Management Information - Ongoing. Distributes emergency response and regulatory information via email and Internet.</p> <p>11. Public Information - Ongoing. Staff routinely responds to public inquiries regarding hazardous materials/waste issues. Public contact is maintained via participation in Community Awareness Emergency Response (CAER) groups and Local Emergency Planning Committee.</p>
	PW-7a Ventura County EHD (PW in support)	Review the discretionary permit conditions for hazardous waste generators.	Environmental Compliance Division staff routinely reviews discretionary permit conditions via the Business Tenancy Certificate and the plan check process. Referrals are made to the Certified Unified Program Agency (CUPA) and the APCD.
	PW-7b	Maintain hazardous materials database.	The CUPA is required to maintain a database of businesses holding hazardous materials permits. The data is available over the internet and is cross checked with businesses that hold Level II - Business Tenancy Certificates.
	PW-7c	Expand waste reduction and treatment; coordinate inspections.	Environmental Compliance staff routinely coordinates joint inspections with agencies identified in the City's Hazardous Materials Management Plan.

PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Tanner Plan (continued)	PW-7d	Pretreatment waste reduction program.	Pretreatment waste reduction is ongoing under the Pretreatment Program.
	PW-7e	Provide coordination between permitting agencies and central permit authority.	The Business Tenancy Certificate (BTC) Program coordinates and focuses permitting activities.
	PW-7f	Develop management strategies for residentially generated solvents and oils.	The Household Hazardous Waste Program services residents with monthly drop off collection events.
Water Conservation	PW-8	Maintaining data concerning existing and previous hazardous waste generators and disposal sites.	City and County databases of hazardous waste are maintained.
	PW-9	Promote water conservation and ensure that water quality and quantity are adequate for safe, efficient uses.	The City is served by the Ventura County Waterworks District No. 8 (District) and the Golden State Water Company. The District implements water conservation measures known as "best management practices" (BMPs) that are identified in its 2005 Urban Water Management Plan. In addition to implementing BMPs established by the Calleguas Municipal Water District, the District is developing a website to provide water conservation information and access to rebates for qualifying water conserving products, enclosing an informational pamphlet to District water bills with encouragement and tips to reduce water consumption, and joining the California Urban Water Conservation Council for technical support to improve BMP implementation. The District is pursuing the development of local water resources to supplement water supplies for the City and reduce its reliance on imported water.
Storm Drainage	PW-10	Survey the condition of the storm drainage system and update the Master Plan of Drainage.	On-going. Will be updated in FY 2008-2009.
Water Recycling Improvement Funding	PW-11	Encourage the safe recycling of water by both the public and private sectors.	The City currently supplies recycled water from the Simi Valley Water Quality Control Plant to the Simi Valley Landfill for dust control and irrigation at the City's Public Services Center. A study is ongoing to evaluate an extension of the existing recycled water distribution system to supply recycled water for irrigation and other non-potable uses to golf courses, parks and businesses in the western portion of the City. Funding for an extended recycled water distribution system is potentially available from the State through Proposition 50 and 84 and from the Metropolitan Water District through the Local Resources Program.

PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Reclaimed and Groundwater Use	PW-12	Establish a procedure to collect money from smaller projects so improvements such as street widening, traffic improvements, and under-grounding of utilities can be accomplished in a cost-effective manner and in proportion to size.	On-going. Traffic Impact Fee funds are retained in a separate account to be used expressly for street widening and traffic improvements. The fees are proportionate to project size and are accumulated until it is cost effective to construct the required improvement. Where possible, the under-grounding of existing utilities adjacent to street widening projects is included in the fee structure and the actual construction project.
Sewage Disposal	PW-13	Develop a plan for the safe and economical use of reclaimed and groundwater from local sources.	The District is constructing the Tapo Canyon Water Treatment Plant that will provide up to 1 million gallons per day of potable groundwater pumped from the Gillibrand Basin in Tapo Canyon. Funding from a Proposition 50 grant (\$1.5 million) and the Local Resources Program (\$100 per AF) were secured for the Plant, which is scheduled for completion in February 2009. The District is also studying alternatives for the beneficial use of the groundwater from the West Simi Basin.
	PW-14	Continuously evaluate wastewater collection system and treatment facilities to identify and schedule any needed replacement to protect public health and the environment for the City of Simi Valley.	<ul style="list-style-type: none"> Water Quality Control Plant, and Replacement of Sewer Main Projects: SCADA Phase II project, Digester Boilers Replacement project, Emergency Generator Replacement project, and Los Angeles Avenue sewer main rehabilitation from First Street to Galt Street were completed in 2007. Liner System for Lagoon No.2, Embankment Improvements for the Arroyo Simi, Modification to the Nitrification/Denitrification facility, Sewer main rehabilitation project for six residential streets, SCADA Phase III PLC Replacement project, Los Angeles Avenue, Madera Road, and Lysander Avenue sewer line rehabilitation project are in progress.
Water Supply	PW-15	Continuously evaluate the water supply and distribution system to ensure adequate functioning. Update existing analysis tools to reflect City growth and changes in technology.	An updated Water Master Plan, with hydraulic model, has been drafted that recommends improvements to be incorporated into the Waterworks Capital Improvement Program to address hydraulic deficiencies and to enhance the reliability of the water distribution system. The Water Master Plan identified nearly 700,000 feet of pipeline that was constructed in the 1960s and that may be halfway through the life expectancy for pipeline. Ongoing maintenance efforts include painting and recoating tanks,

PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Water Supply (continued)			replacing obsolete motors and controls at pump stations with up-to-date equipment, upgrading the SCADA system, installing water storage circulating devices, and implementing security measures to address system vulnerability.

COMPARISON OF THE SIMI VALLEY GENERAL PLAN AND OPR GUIDELINES

<u>OPR Guidelines</u>	<u>Location in General Plan</u>
<u>Land Use</u> Distribution of housing, business, and industry Standards of population density and building intensity Distribution of open space, including agricultural land Distribution of mineral resources and provisions for their continued availability Distribution of recreation facilities and opportunities Location of educational facilities Location of public buildings and grounds Location of future solid and liquid waste facilities Identification of areas subject to flooding Identification of existing Timberland Preserve Zone lands	Land Use Map and Appendix F Land Use (p. 3.17 - 3.26) Land Use Map Land Use Map (Natural Resource Areas) Land Use Map, Recreation Element, Appendix D, and Appendix E Land Use Map Land Use Map Land Use Map Appendix J (p. J-2.53) Not applicable
<u>Circulation</u> General location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities Correlation with the Land Use Element	Land Use Map, Scenic Roadways Map, Appendix J (Figures 20-22) Adopted land use plan incorporated in the City computerized traffic model as the General Plan Build-out scenario

<u>Housing</u> Preservation of housing Maintenance of housing Improvement and conservation of housing, including affordable housing stock Development of housing Adequate sites for housing Adequate provision of housing for existing and projected needs, including regional share, for all economic segments of the community Housing opportunities for all persons Coastal zone replacement housing Public participation in development of the housing element	<u>Location in General Plan</u> Housing Element (Sec. 5.3.16 E.) Housing Element (Sec. 5.3.11) Housing Element (Sec. 5.8.2 C.) Housing Element (Sec. 5.8.2 A.) Housing Element (Sec. 5.5.1) Housing Element (Sec. 5.8.3) Housing Element (Sec. 5.8) Not applicable. Housing Element (Sec. 5.1.5)
<u>Conservation</u> Water and its hydraulic force Forests Soils Rivers and other waters Harbors Fisheries Wildlife Minerals and resources addressed by Public Resources Code Sections 2762-4	<u>Location in General Plan</u> Conservation/Open Space Element policies related to preservation of natural watercourses and conservation; Safety Element policies related to flood protection Conservation/Open Space Element policies related to protection of mature trees Conservation/Open Space Element policies related to grading and restoration of excavation/extraction sites Conservation/Open space Element policies related to watercourses and riparian habitat Not applicable Not applicable Conservation/Open Space policies related to open space preservation, protection of native species and habitat, and protection of wildlife corridors Conservation/Open Space (Policy IV-1.6)

<p><u>Open Space</u></p> <p>For preservation of natural resources</p> <p>For managed production of resources</p> <p>For outdoor recreation</p> <p>For public health and safety</p> <p>Trail-oriented recreation use</p> <p>Trail integration with the California Recreation Trails System</p>	<p><u>Location in General Plan</u></p> <p>Conservation/Open Space Element (p. 4.6-4.8)</p> <p>Conservation/Open Space Element (p.4.7)</p> <p>Recreation Element (p. 6.3-6.5)</p> <p>Safety Element (p. 8.5)</p> <p>Master Trail System map</p> <p>Recreation Element (p. 6.4)</p>
<p><u>Noise</u></p> <p>Identify and appraise noise problems</p> <p>Analyze and quantify current and projected noise levels for highways, freeways, primary arterials, major local streets, railroads, ground rapid transit systems, airports and heliports, aircraft over flights, local industrial plants, and other ground stationary sources</p> <p>State noise levels in terms of CNEL or Ldn</p> <p>Use noise contours to establish land use pattern</p> <p>Implementation measures and possible solutions</p>	<p>Noise Element (p. 10.1-10.5); Technical Appendix H</p> <p>Technical Appendix H: Existing Noise Contours (Figures A10-A10.9) and Future Noise Contours (Figures A11-A11.9)</p> <p>Noise Element (p. 10.4)</p> <p>Noise Element Policy X-1.1</p> <p>Noise Element (p. 10.7-10.8)</p>
<p><u>Safety</u></p> <p>Seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure</p> <p>Slope instability leading to mudslides and landslides</p> <p>Subsidence and other known geologic hazards</p> <p>Flooding</p> <p>Wildland and urban fires</p> <p>Provision of evacuation routes, peak load water supply, minimum road widths, and clearance around structures related to fire and geologic hazards</p>	<p>Appendix J (Figures 5, 9, 10, 11, and 17)</p> <p>Appendix J (Figures 12 & 13)</p> <p>Appendix J (Figures 14 & 15)</p> <p>Appendix J (Figure 16)</p> <p>Appendix J (Figures 18 & 19)</p> <p>Community Services Element (p. 9.7); Safety Element (p. 8.10-8.13); Circulation Element (p. 7.8-7.9)</p>